



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
AGENDA  
June 13, 2023  
7:30 p.m.

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**OPEN PUBLIC MEETINGS ACT NOTICE:**

This is an open public meeting of the Andover Township Land Use Board to be conducted in-person only at the Municipal Building, located at 134 Newton Sparta Rd., Andover, NJ 07860. Notice of this meeting was given in accordance with the Open Public Meetings Act, Chapter 231, Public Law 85. The rules are generally as stated on the agenda. No new testimony will be taken after 10:30pm. Adequate notice of this meeting has been provided, with an electronic copy posted on the Andover Township website at [www.andovertwp.org](http://www.andovertwp.org).

**ROLL CALL:**

**ADMINISTRATIVE ITEMS:**

**Approval of Minutes:** May 30, 2023

**RESOLUTIONS:**

**COMPLETENESS REVIEWS:**

1.) Feels of Green, LLC B: 155 L: 5.01 A23-4

*The applicant proposes to redevelop the commercial building to contain a small area in the front (721 square feet) for retail use and a back area for office and storage. The proposed use is a cannabis dispensary. The applicant proposes an addition of 95 square feet to the existing 1,434 square foot commercial building. An addition of 8 parking spaces and 1 loading area are proposed with 1,000 square feet of new asphalt paving proposed along with an 8-foot-high masonry wall, new lighting and landscaping.*

**HEARINGS:**

1.) Barone, Pat      B: 62   L: 4.04      Application # A23-3

*The applicant is seeking an interpretation for the property which is in the R-3 zone where agricultural/farm use is permitted as is, and including, single family detached dwelling. There is an existing single-family detached dwelling. There are numerous buildings related to the existing agricultural/farm and residential use – shed(s), stable, coop, cabin, by Valentine’s Pond, garage to be Ag labor housing, and an existing 2 story building for storage/workshop with regard to the agricultural/farm use. Applicant seeks an interpretation that these structures are all customarily incidental to and part of the principal agricultural/farm and residential use pursuant to the Andover Township Code R-3 zoning district and Sections 190-29, Right to Farm and 190-42, Agricultural and Farm Uses.*

**ORDINANCES:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**LIAISON REPORTS:**

**Township Committee** – Eric Karr

**Environmental Commission** –Eric Olsen

**Sustainable Andover** – Eric Olsen

**Economic Development Committee** – John Carafello

**Zoning Map/ Zone Changes Subcommittee** – Paul Messerschmidt

**Master Plan** – Joseph Ordile

**VOUCHERS:**

<b>Company</b>	<b>Purpose</b>	<b>Amount</b>	<b>Paid By</b>
Weiner Law Group	Legal	\$1,296.00	Legal Budget
Weiner Law Group	Always Comfy	\$160.00	Applicant’s Escrow
Weiner Law Group	Barone, Pat	\$96.00	Applicant’s Escrow
Weiner Law Group	Steinwand, Joseph	\$80.00	Applicant’s Escrow
Weiner Law Group	National Land Developers	\$208.00	Applicant’s Escrow
Harold Pellow Associates	National Land Developers	\$345.00	Applicant’s Escrow
Harold Pellow Associates	Barone, Pat	\$345.00	Applicant’s Escrow
Harold Pellow Associates	Engineering	\$414.00	Engineering Budget
J. Caldwell Associates	1023 Limecrest Redevelopment	\$325.00	Applicant’s Escrow

**CORRESPONDENCE:** None.

**PUBLIC PORTION:**

If a member of the public has a question or comment, please raise your hand and wait to be recognized by the Chairperson to speak. Please come forward when recognized and state your name and address, unless you are a registered covered person under Daniel's Law by the Office of Information Privacy. Please refrain from asking questions or making comments about any pending application before the Board, as the applicant may not be present for cross-examination. The Chairperson has the right to limit the amount of time a person from the public has to ask questions and make comments so all members of the public may have a chance to speak.

**UPCOMING MEETINGS:** June 20, 2023, July 18, 2023

**ADJOURNMENT:**